

MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 04/14/2016.

The meeting was held in the Grantsville City Council Chambers at 429 E. Main Street in Grantsville, Utah. Those present were Commission Chairman Robbie Palmer, Commission Members Gary Pinkham, Jaime Topham, and Erik Stromberg, Council Liaison Member Neil Critchlow, and Zoning Administrator Jennifer Williams. Absent were Commission Member Colleen Brunson and Attorney Joel K. Linares. Also present was Christina Peabody, Aleta Garn, Erwin Garn, Ernie Beacham, Shawndi Beacham, Sandra Critchlow, Liz Smith, Mike Smith, Chris Trowbridge, Chance Anderson, Jeff Anderson, Jordan Bangerter, Neil Johnson, Mary Hurst, Gary Hurst, Wilda Street, Todd Castagno, Eldon Reeder, Justin Littledike, and Kent Liddiard with the Grantsville Fire Department.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

7:00 P.M. PUBLIC HEARINGS:

- a. Proposed conditional use permit application for Christina Peabody at 313 South Saddle Road for a home occupation consisting of a dog grooming business.** The public hearing was opened by Chairman Palmer at 7:01 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:01 p.m.
- b. Proposed conditional use permit application for Chris Trowbridge at 1088 West Fox Hollow Drive for a home occupation consisting of a metal art business using a plasma cutter.** The public hearing was opened by Chairman Palmer at 7:02 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:02 p.m.
- c. Proposed conditional use permit application for Aleta Garn at 442 West Richard Street for a home occupation consisting of a craft and decor business.** The public hearing was opened by Chairman Palmer at 7:02p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:02 p.m.
- d. Proposed conditional use permit application for Ernie and Shawndi Beacham at 628 South Quirk Street for a home occupation consisting of a dance studio.** The public hearing was opened by Chairman Palmer at 7:03 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:03 p.m.
- e. Proposed conditional use permit application for Liz and Mike Smith at 103 South Hale Street for a home occupation consisting of bird trap building business.** The public hearing was opened by Chairman Palmer at 7:03 p.m. and

he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:03 p.m.

- f. Proposed General Plan amendment for Sharkol Inc. at 1851 North SR138 for 160 acres to go from a “Rural Residential – 1” designation to an “Industrial” designation.** The public hearing was opened by Chairman Palmer at 7:03 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:03 p.m.
- g. Proposed rezoning of 119.34 acres of land at 1831 North SR138 for Sharkol Inc. to go from a MG zone to a MG-EX zone.** The public hearing was opened by Chairman Palmer at 7:03 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:04 p.m.
- h. Proposed rezoning of 0.36 acres of land at 84 (Rear) West Main Street for Robert Jalbert to go from a CS zone to a RM-15 zone.** The public hearing was opened by Chairman Palmer at 7:04 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:05 p.m.
- i. Proposed minor subdivision for Justin and Jennifer Littledike dividing 20.14 acres of land from one (1) lot into two (2) lots at 500 North Cooley Street in the A-10 zone.** The public hearing was opened by Chairman Palmer at 7:05 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:05 p.m.
- j. Proposed minor subdivision for Kathryn and David Christensen dividing 11.75 acres of land from one (1) lot into four (4) lots at 630 North Burmester Road in the RR-2.5 and MD zones.** The public hearing was opened by Chairman Palmer at 7:05 p.m. and he called for comments. With no comments being offered, Chairman Palmer closed the public hearing at 7:05 p.m.

THE MEETING WAS OFFICIALLY CALLED TO ORDER BY CHAIRMAN, ROBBIE PALMER, AT 7:05 P.M.

- 1. Consideration of a C.U.P. for Christina Peabody at 313 South Saddle Road for a home occupation consisting of a dog grooming business.** Christina Peabody represented this item for herself and she stated to the Commission:

She is opening a dog grooming business out of her home over in Anderson Ranch. She will have normal business hours and have about 5 to 6 dogs a day, one at a time.

Robbie Palmer asked if she had anywhere to store them indoors or outdoors.

Christina Peabody stated it will be indoors in her garage. She will not be storing them as it will be a drop off and pick up situation, one at a time. She has been

grooming for about 5 years professionally. She has done this before out of her garage in Yuma, Arizona. She moved here last year.

Jaime Topham asked her if she will have appointment hours for the dogs. So you will have one dog at your place at a time?

Christine Peabody answered yes.

Gary Pinkham moved to approve the conditional use permit for Christina Peabody at 313 South Saddle Road for a home occupation consisting of a dog grooming business. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

2. Consideration of a C.U.P. for Chris Trowbridge at 1088 West Fox Hollow Drive for a home occupation consisting of a metal art business using a plasma cutter.

Chris Trowbridge represented this item for himself and he stated to the Commission:

He is looking to get a business license out of his home using a computer controlled plasma cutter.

Jaime Topham asked how loud the plasma cutter is.

Chris Trowbridge stated he has done some decibel testing. The plasma cutter itself is relatively quiet. The compressor runs 79 decibels about a foot away. It is under the 80 decibel threshold for hearing loss. He tested from his sidewalk with the garage doors closed and it was 48 decibels.

Robbie Palmer asked if he has to run an exhaust fan.

Chris Trowbridge stated it has no exhaust fan. It has a water table that has water up to the material. So, the smoke and dust gets blown into the water. They have two 10 pound fire extinguishers located at the ends of each side of the table.

Erik Stromberg moved to approve the conditional use permit for Chris Trowbridge at 1088 West Fox Hollow Drive for a home occupation consisting of a metal art business. Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

3. Consideration of a C.U.P. for Aleta Garn at 442 West Richard Street for a home occupation consisting of a craft and decor business. Aleta Garn represented this item for herself and she stated to the Commission:

It is basically for a Facebook page, the Craft Caboodle, that everybody is on. She is sewing for some of them. They order online then, come and pick it up.

Robbie Palmer stated he got on the page and it looks like it is just to order.

Gary Pinkham moved to approve the conditional use permit for Aleta Garn at 442 West Richard Street for a home occupation consisting of a craft and décor business. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

4. Consideration of a C.U.P. for Ernie and Shawndi Beacham at 628 South Quirk Street for a home occupation consisting of a dance studio. Ernie Beacham represented this item for himself :

Erik Stromberg stated, looking at the site plan, it looks like the parking has a driveway that has an in and out type thing.

Ernie Beacham stated it has a drop off / pick up area, similar to what you see at the elementary schools. There is enough ground to expand the parking, if needed. There is space between the last lot of 608 South that he has left open as there might be a road coming through there at some point. They may be able to turn out onto that road at some point instead of onto Quirk Street.

Erik Stromberg stated he likes the idea that nobody will be backing out onto Quirk Street.

Robbie Palmer stated he thinks this is a good opportunity for the community.

Jennifer Williams stated she has met with Mike Haycock regarding this application and he felt that the 15 hard surface parking stalls with 1 ADA were enough. He does want the condition in the approval as stated in the memo. Other than that, he had no concerns.

Erik Stromberg moved to approve the conditional use permit for Ernie and Shawndi Beacham at 628 South Quirk Street for a home occupation consisting of a dance studio with the condition that the building meet the conditions of a Group A-3 Structure in the International Building Code. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

5. Consideration of a C.U.P. for Liz and Mike Smith at 103 South Hale Street for a home occupation consisting of a bird trap building business. Mike and Liz Smith represented this item for themselves:

Liz Smith stated they are asking for a conditional use permit to start a business of live bird trapping for various areas. It is the construction of putting the traps together.

Mike Smith stated they are non-lethal bird traps for airports or research projects. The main thing is trapping birds of prey. They also have starling traps and sparrow traps. 80% of the traps they build are built by hand, that he could build right here with no power tools. They do not have an industrial thing going on. They do not have compressors or things like that. There are a few traps that they do mig welding but

everything else is done by hand. They sell through the internet or he goes to feedlots and airports.

Robbie Palmer stated he has seen traps in Dugway that trap raptors and it was awesome. He asked about storage.

Mike Smith stated they have a ½ acre with a little green shed where they will store the metal they use. The traps are custom made. People order them and then he builds them. They are not going to have an inventory. It is not visible to any of their neighbors.

Erik Stromberg moved to approve the conditional use permit for Liz and Mike Smith at 103 South Hale Street for a home occupation consisting of a bird trap building business. Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

6. Consideration of a General Plan amendment for Sharkol Inc. at 1851 North SR138 for 160 acres to go from a “Rural Residential -1” designation to an “Industrial” designation. Chance Anderson represented this item for Sharkol Inc.:

Jaime Topham abstained from the discussion and voting on this item.

Jennifer Williams stated this agenda item and the next are dealing with two different parcels.

Erik Stromberg asked if the plan is to eventually have the quarry on both parcels.

Chance Anderson stated that is the plan for the future. If they don’t achieve that, it is still a benefit to have it industrial. Seeing the growth and what is going on out there and looking at future development, going from a residential to industrial makes sense as the one just east is already an industrial.

Jennifer Williams stated their plan is to do the C.U.P. for the 119 acres first to get it moving, and then amend the C.U.P. to add the 160 acres.

Chance Anderson stated, after the 160 acres has been through the General Plan amendment and the rezone process, they will then decide if they will amend the C.U.P. It could be a year or month. First, they need to get that C.U.P for the 119 acres. The 119 acres will supply enough product for now. They want to have the 160 acres ready when needed.

Erik Stromberg moved to approve the general plan amendment for Sharkol Inc at 1851 North SR 138 for 160 acres to go from a “Rural Residential -1” designation to an “Industrial” designation. Gary Pinkham seconded the motion. Jaime Topham abstained from voting. The voting was unanimous in the affirmative and the motion carried.

- 7. Consideration of a rezone of 119.34 acres of land at 1831 North SR138 for Sharkol Inc. to go from a MG zone to a MG-EX zone.** Chance Anderson represented this item for Sharkol Inc.:

Jaime Topham abstained from the discussion and voting on this item.

Robbie Palmer asked if this was the 119 acres that they will ask for a conditional use permit on first.

Chance Anderson stated it is.

Gary Pinkham moved to approve the rezone of 119.34 acres of land at 1831 North SR138 for Sharkol Inc. to go from a MG zone to a MG-EX zone. Erik Stromberg seconded the motion. Jaime Topham abstained from voting. The voting was unanimous in the affirmative and the motion carried.

- 8. Consideration of a rezone of 0.36 acres of land at 84 (Rear) West Main Street for Robert Jalbert to go from a CS zone to a RM-15 zone.** Sandy Critchlow represented this item for Robert Jalbert and she stated to the Commission:

There is a duplex and a small house on the property. It is presently zoned commercial and they are asking that it be zoned for residential as it is being used for residential. They need a residential zone for better financing options.

Robbie Palmer stated so really nothing is changing with the buildings or the property. He confirmed that they are just asking the zoning match the use.

Erik Stromberg asked if the master plan shows it as commercial.

Jennifer Williams stated the designation on the general plan map for this property is "Commercial/Higher Density Residential" which allows for the RM-15 zone. The buildings are legal non-conforming. She and Robert Jalbert met with Attorney Linares regarding this rezone request. Attorney Linares stated in the meetings, that since they are not changing the buildings or the use, that a rezone request would be appropriate.

Gary Pinkham moved to approve the rezone of 0.36 acres of land at 84 (Rear) West Main Street for Robert Jalbert to go from a CS zone to a RM-15 zone. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 9. Consideration of a minor subdivision for Justin and Jennifer Littledike dividing 20.14 acres of land from one (1) lot into two (2) lots at 500 North Cooley Street in the A-10 zone.** Jordan Bangerter with Bangerter Homes represented this item for Justin and Jennifer Littledike and he stated to the Commission:

When Jennifer and Justin purchased the lot about 4 years ago, they were newly married with no kids. The current home on the parcel is a small home built in 2000 with one bedroom. They now have three boys. When they purchased the land, they knew they had the option to divide the lot in the A-10 zone to build a new home.

Erik Stromberg asked if they have been made aware of the corrections that need to be made.

Jordan Bangerter stated they are aware and Ensign will be correcting them. They do have one metal structure that is too close to the lot line to conform. So they agree it will have to be moved.

Erik Stromberg moved to approve the minor subdivision for Justin and Jennifer Littledike dividing 20.14 acres of land from one (1) lot into two (2) lots at 500 North Cooley Street in the A-10 zone contingent upon the needed items being corrected prior to going to council. Jaime Topham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

10. Consideration of a minor subdivision for Kathryn and David Christensen dividing 11.75 acres of land from one (1) lot into four (4) lots at 630 North Burmester Road in the RR-2.5 and MD zones. David Christensen represented this item for Kathryn Christensen and himself and he stated to the Commission:

They want to build a fabrication shop so they need to do a subdivision. They will sell a lot to Mr. Babbitt on the south side. They planted oats in the middle and the fab shop is under construction.

Jaime Topham asked if they are aware of the changes that need to be made.

David Christensen stated Barry Bunderson will be making the changes.

Erik Stromberg moved to approve the minor subdivision for Kathryn and David Christensen dividing 11.75 acres of land from one (1) lot into four (4) lots at 630 North Burmester in the RR-2.5 and MD zones contingent upon the corrections being made prior to going to Council. Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

11. Consideration of a final plat approval for Anderson Farms Subdivision Phase 1 which contains twenty-five (25) lots for Rhett Marshall, Gene Anderson, and Todd Castagno. Todd Castagno represented this item for himself, Rhett Marshall, and Gene Anderson and he stated to the Commission:

They are here for final plat approval. The most current memo from Aqua stated they have made all the corrections. All of the water has been dedicated.

Erik Stromberg moved to approve the final plat for Anderson Farms Subdivision Phase 1 which contains twenty-five (25) lots for Rhett Marshall, Gene Anderson, and Todd Castagno. Gary Pinkham seconded the motion. The voting was unanimous in the affirmative and the motion carried.

12. Approval of minutes of the previous business meeting in March: Erik Stromberg moved to approve the minutes of the March meeting. Robbie abstained from voting. Gary Pinkham seconded the motion. All voted in favor and the minutes stood approved.

13. Report from Council Liaison Member Neil Critchlow: Councilman Critchlow reminded the Commission of the training on May 12th at 5:30 p.m. He stated Meg Ryan will address any changes or proposed changes the State Legislation has discussed. The State would like to take over their jobs. The ULCT has stated they need to have local authority to be able to deal with this. She will be here to answer any questions. He attended the conference in St. George. They talked about zoning issues and things that affect them, like our retention/detention basins. He has some brochures he will bring with him next time. The lady that talked to them was the State Engineer for storm water systems. She was very knowledgeable. He thanked the Commission.

14. Adjourn: Erik Stromberg moved to adjourn the meeting at 7:43 p.m. Jaime Topham seconded the motion. All voted in favor and the meeting adjourned.

Jennifer Williams
Zoning Administrator